

BOARD OF APPEAL REFERRALS

July 14, 1983

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23-27 Union Street, Boston

MEMORANDUM

July 14, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 7/26/83

Z-6231
 Russia Wharf Co.
 300 Congress Street, Boston
 near Atlantic Avenue

Parking lot for fee

District(s):	apartment _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing <u>M-4</u>

Purpose: increase capacity from 54 to 78 cars.

Violation(s):
Section

Extension of pre-existing conditional use.

Proposal is excessive. An increase of no more than eight spaces would allow room for circulation and maneuvering areas. Recommend approval with proviso.

VOTED: In reference to petition Z-6231, Russia Wharf Co., 300 Congress Street, Boston, for a conditional use to increase capacity of open air parking lot for fee from 54 to 78 cars in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends approval with the following proviso: that increase be limited to no more than eight spaces to allow for circulation and maneuvering areas.

300 CONGRESS ST.
(B.P.)



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6235

Keith Gordon

90 St. Botolph Street, Boston
near Follen Street

Four-story structure

District(s):	apartment <u>H-2</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: change occupancy from lodging house to ten apartments.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Structure will be totally rehabilitated. Use is consistent with multi-unit residential character of area. St. Botolph Citizens' Committee has no objection. Recommend approval.

VOTED: In reference to petition Z-6235, Keith Gordon, 90 St. Botolph Street, Boston, for two variances for change of occupancy from lodging house to ten apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Use is consistent with multi-unit residential character of area. St. Botolph Citizens Committee has no objection. Site is located in Architectural Conservation District and proposal must be approved by Landmarks Commission.



Z-6235
90 ST BOTOLPH ST.
(B.P.)

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6243

Robert M. and David P. Hanssens
43 Russell Street, Charlestown
near Walker Street

Three-story structure

District(s):	apartment <u>H-1</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: legalize occupancy - three-family dwelling.

Violation(s):

Floor area ratio is excessive.

Open space is insufficient.

Fire-damaged structure has been vacant for the last three years. Occupancy is compatible with neighborhood. Residents and abutter indicate support. Recommend approval.

VOTED: In reference to petition Z-6243, Robert M. and David P. Hanssens, 43 Russell Street, Charlestown, for two variances to legalize occupancy as three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Fire-damaged structure has been vacant for the last three years. Occupancy is compatible with neighborhood. Residents and abutter indicate support.

Z-6243
43 RUSSELL ST
(CHSN)



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6250
Salvatore Ventura
45(r) Boutwell Street, Dorchester
near Train Street

11,270 square feet of land

District(s): apartment _____ general business _____ industrial _____
residential R-.5 local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: subdivide; erect two-family dwelling.

Violation(s):

Lot area and front and rear yards are insufficient.

Petitioner has reviewed plans with neighborhood residents, who have indicated support. Recommend approval.

VOTED: In reference to petition Z-6250, Salvatore Ventura, 45(r) Boutwell Street, Dorchester, for three variances to subdivide and erect a two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Petitioner has reviewed plans with neighborhood residents, who have indicated support.



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6260
Deutte Rodney
23 Prairie Street, Mattapan
at Elene Street

1½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to one-family dwelling.

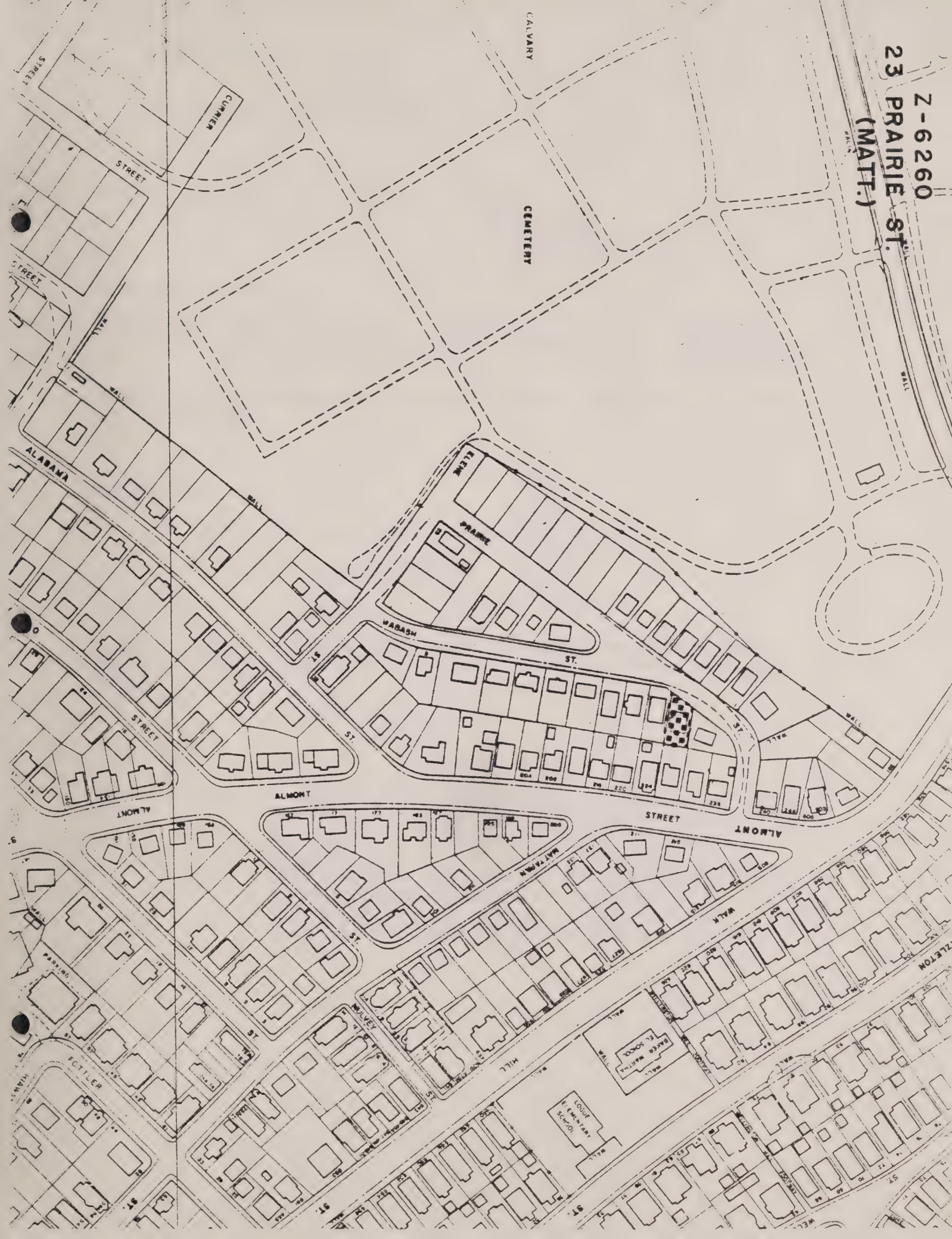
Violation(s):

Front and side yards are insufficient.

Kitchen-living room extension will accommodate handicapped member of family. Abutter has no objection. Recommend approval.

VOTED: In reference to petition Z-6260, Deutte Rodney, 23 Prairie Street, Mattapan, for two variances to erect a one-story addition to a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Extension will aid handicapped member of family. Abutter has no objection.

Z-6260
23 PRAIRIE ST.
(MATT.)



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6267

Thomas Potter

887 Dorchester Avenue, Dorchester
near Edison Green

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from three-car garage to auto repair shop and garage.

Violation(s):

Repair shop garage is conditional use.

Rear yard is insufficient.

Proposal would have a detrimental impact on adjacent residences. Noise, odors, traffic congestion, and parking are serious concerns. Recommend denial.

VOTED: In reference to petition Z-6267, Thomas Potter, 887 Dorchester Avenue, Dorchester, for a conditional use and a variance for change of occupancy from three-car garage to auto repair shop and garage in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Proposal would have a detrimental impact on adjacent residences. Noise, odors, traffic congestion, and parking are serious concerns.



SUBWAY STATION

COTTRELL ST.

VERNON AVENUE

STREET

VERNON STREET

MARGARET STREET

MAYNEW STREET

ROSECLAIR STREET

GREENWICH STREET

COLUMBIA STREET

EDISON STREET

EDISON STREET

EDISON STREET

EDISON STREET

EDISON STREET

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GRAFTON STREET

ROBERT F. RYAN PLAYGROUND

HARBOR

6267

887 DORCHESTER AVE. (DOR.)

7

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6272

Thomas B. Fahey, Jr.

58-60(r) Readville Street, Hyde Park
at Neponset Valley Parkway

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential R-.5 _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: change occupancy from two-car garage to repair shop garage;
use premises for parking of three trucks and repair cars.

Violation(s):

Repair garage is forbidden use.

Yard for storage or service of trucks is forbidden use.

Rear yard is insufficient.

Site is located in rear of 2½-story dwelling in a predominantly one- and two-family residential neighborhood. Proposed commercial use is inappropriate, and incompatible with the residential area. Abutter is opposed. Recommend denial.

VOTED: In reference to petition Z-6272, Thomas B. Fahey, Jr., 58-60 (rear) Readville Street, Hyde Park, for two forbidden uses and a variance for change of occupancy from two-car garage to repair shop garage and use of premises for storage of three trucks and repair cars in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Site is located in rear of 2½-story dwelling in a predominantly one- and two-family residential neighborhood. Proposed commercial use is inappropriate, and incompatible with residential area. Abutter is opposed.



58-60(R) READVILLE ST.
(H.P.)
Z-6272

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6275
Trustees of Boston University
665 Commonwealth Avenue, Boston
at Granby Street

21,030 square feet of land

District(s):	apartment <u>H-4</u>	general business <u> </u>	industrial <u> </u>
	residential <u> </u>	local business <u> </u>	waterfront <u> </u>
	single family <u> </u>		manufacturing <u> </u>

Purpose: parking for fee - 64 cars.

Violation(s):

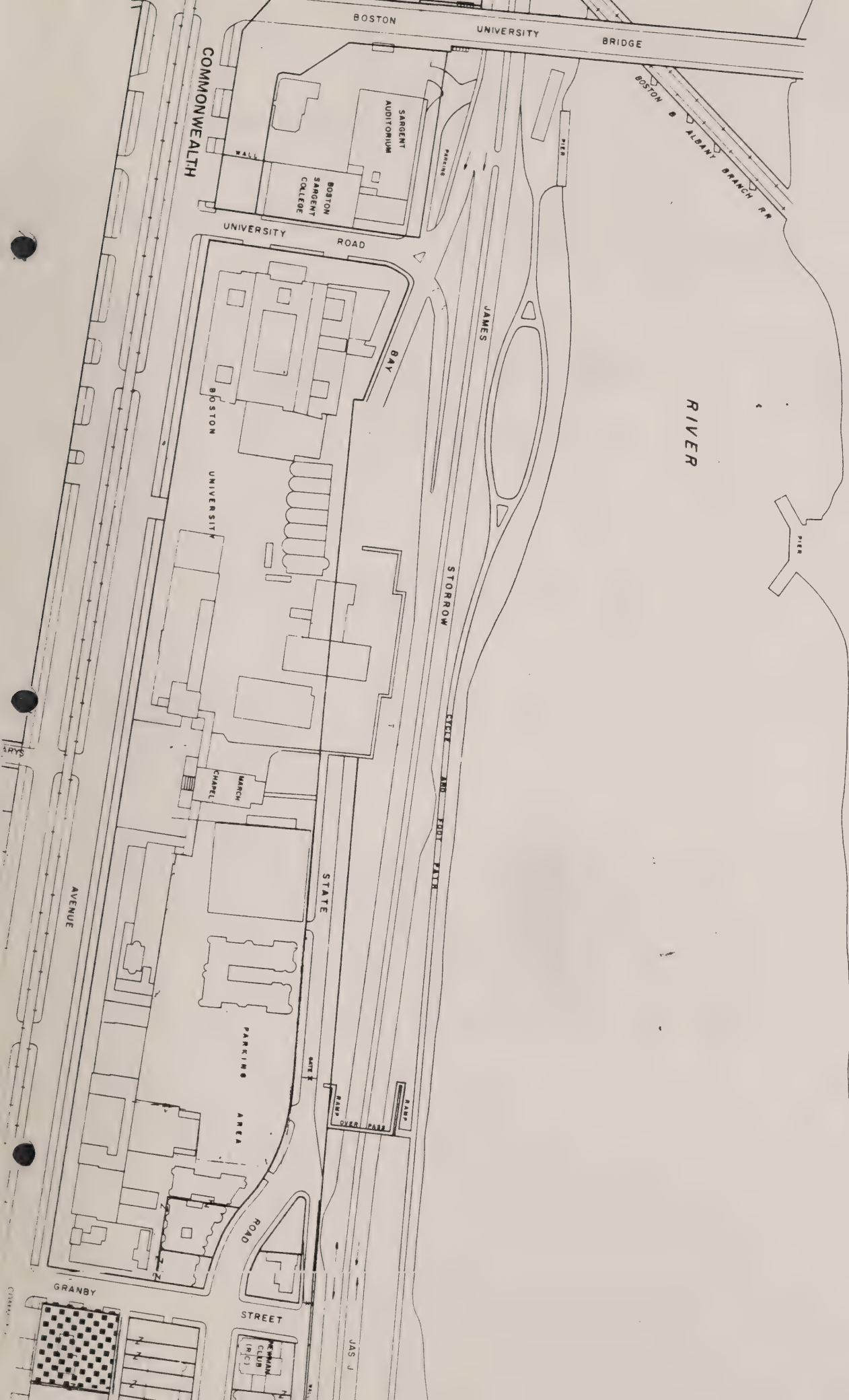
Extension of nonconforming use.

Construction of library will require closing of three existing lots.
Proposed facility will help replace lost spaces. Recommend approval with
proviso.

VOTED: In reference to petition Z-6275, Trustees of Boston University, 665 Commonwealth Avenue, Boston, for extension of nonconforming use for parking of 64 cars for fee in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval with following proviso: that property taxes continue to be paid per Boston University—City Cooperation Agreement.

CAMBRIDGE

Z-6275
665 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6302
General Land Corporation
200 Newbury Street, Boston
at Exeter Street

Parking lot

District(s):	apartment_____	general business B-3-65_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: continue use - open air parking for fee - 50 cars.

Violation(s):

Parking lot for fee is conditional use.

Use expired June 30. Staff amenable to additional two-year extension.
Recommend approval with provisos.

VOTED: In reference to petition Z-6302, General Land Corporation, 200 Newbury Street, Boston, for conditional use to continue use of open air parking for fee, 50 cars, in a general business (B-3-65) district, the Boston Redevelopment Authority recommends approval with the following provisos: that use terminate June 30, 1983; that plans for any physical improvements be submitted to the Authority for design review.

Z-6302
200 NEWBURY ST.
(B.P.)



Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6311
Michael Kennedy
413 Neponset Avenue, Dorchester
at Craddock Street

Three-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business <u>L-.5</u>	waterfront_____
	single family_____		manufacturing_____

Purpose: erect sign.

Violation(s):

Sign not allowed on roof; area excessive.

A large sign presently exists on roof of abutting three-story structure. Proposed jewelry store sign on roof of this two-family dwelling and store structure would be inappropriate and blighting. Sign should be relocated, preferably above store entrance. Recommend denial as submitted.

VOTED: In reference to petition Z-6311, Michael Kennedy, 413 Neponset Avenue, Dorchester, for conditional use to erect sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial as submitted. A large sign presently exists on roof of abutting structure. Proposed jewelry store sign on roof of this two-family dwelling and store structure would be inappropriate and blighting. Sign should be relocated, preferably above store entrance, with plans submitted for design review.



413 NEPONSET AVE.
(DOR.)

Z-6311

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6331
Roslindale Congregational Church
25 Cummins Highway, Roslindale
at Sumner Avenue

Church structure

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from church to church and day care center.

Violation(s):

Day care center is conditional use.

Facility will accommodate 40 children. Roslindale Civic Association has expressed support. Recommend approval.

VOTED: In reference to petition Z-6331, Roslindale Congregational Church, 25 Cummins Highway, Roslindale, for conditional use for change of occupancy from church to church and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Roslindale Civic Association supports this beneficial service.



Z-6331
25 CUMMINS Hwy.
(R.O.S.)

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6341
Richard Corsi
2-4 Ramsdell Avenue, Roslindale
at Hyde Park Avenud

11/086 square feet of land

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two two-family dwellings (duplex structure).

Violation(s):

Lot area is insufficient.

Proposal is compatible with residential area. Recommend approval with proviso.

VOTED: In reference to petition Z-6341, Richard Corsi, 2-4 Ramsdell Avenue, Roslindale, for a variance to erect two two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.



Z-6341
2-4 RAMSDELL AVE.
(ROS.)

Board of Appeal Referrals 7/14/83

Hearing: 7/26/83

Z-6345

Wm. Filene's Sons Company
384-426 Washington Street, Boston
at Franklin Street

Eight-story structure

District(s):	apartment_____	general business B-10_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from store to store and two restaurants.

Violation(s):

Retail catering is conditional use.

New "Orange Julius" restaurants (Orange Julius drinks, soft drinks, hot dogs) will be located at Franklin and Washington Streets show window and first level of basement store, replacing existing food operations. Recommend approval.

VOTED: In reference to petition Z-6345, Wm. Filene's Sons Company, 384-426 Washington Street, Boston, for a conditional use for change of occupancy from store to store and two restaurants in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided that sign plans are submitted for design approval.



Z-6345
384-426 WASHINGTON ST
(B.P.)

Board of Appeal Referrals 7/14/83

Hearing: 7/19/83

Z-6349
Blondon Realty Trust
Helen J. Kelley
232 Old Colony Avenue, South Boston
at Mitchell Street

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

Purpose: change occupancy from restaurant with two video games to restaurant with two video games and function hall; erect addition.

Violation(s):

Front and rear yards are insufficient.

Proposal would have an adverse effect on the general area, especially the elderly housing complex in rear of facility. Strong opposition exists. South Boston Residents Group and the South Boston Citizens Association concerns are indicated in proposed vote. Recommend denial.

VOTED: In reference to petition Z-6349, Blondon Realty Trust, 232 Old Colony Avenue, South Boston, for three variances for change of occupancy from restaurant with two video games to restaurant with two video games and function hall and erect addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Proposal would have an adverse effect on the general area, especially the elderly housing complex in rear of facility. Strong opposition exists. South Boston Residents Group and South Boston Citizens Association have expressed following concerns: impact on abutting elderly residents, continuous noise problem, Mitchell Street and Gustin Street resident parking problems.



Z-6349

232 OLD COLONY AVE.
(S. B.)

Board of Appeal Referrals 7/14/83

Hearing: 7/19/83

Z-6352
Charlestown Savings Bank
Union Scott Realty Trust
23-27 Union Street, Boston
at Salt Lane

2½-story structure

District(s):	apartment_____	general business B-8_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: erect two-story addition to bank-office structure.

Violation(s):

Rear yard, setback of parapet, and loading bays are insufficient.

Appellant proposes to restore historic structure to original height and appearance. Additional four stories will provide office space. Development plans have been progressively reviewed with staff. Recommend approval with proviso.

VOTED: In reference to petition Z-6352, Charlestown Savings Bank and Union Scott Realty Trust, 23-27 Union Street, Boston, for three variances to erect four-story addition to bank-office structure in a general business (B-8) district, the Boston Redevelopment Authority recommends that plans, inclusive of remaining design elements and all brick, granite, and glass features, be submitted to the Authority for design review.

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map is oriented with North at the top. The central feature is Union Street, which runs diagonally from the bottom left towards the top right. To the left of Union Street, there are several streets including North Washington, Thatcher, North Margin, Snowhill, Cleveland, and Union. To the right of Union Street, there are streets like North Square, Garden Court, North, and Clinton. The map shows a dense network of streets and buildings. Key landmarks include St. Mary's R.C. Church, St. Mary's Rectory, St. Mary's Parochial School, St. Anthony's R.C. School, St. Leonard's R.C. Church, and St. Leonard's R.C. Youth Center. A large area is labeled 'FITZGERALD ARTERY' and 'EXPRESSWAY'. The map also shows various parking areas, playgrounds, and commercial buildings. A specific location is marked with a red dot and labeled 'Z-6352 23-27 UNION ST (B.P.)'.

